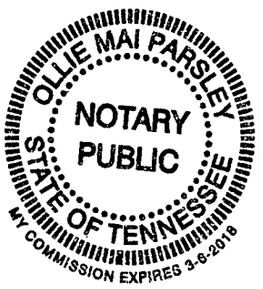
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STATE OF TENNESSEE 20412
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Joseph M. Mills	New Owners
(Name)	(Name)
902 Old Fountain Place	
(Street Address or Route Number)	(Street Address)
Hermitage, TN 37076	
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20160111924 DEEDWARR
Recvd: 12/20/16 12:36 2 pgs
Fees:13.00 Taxes:462.50

20161220-0133622

Map-Parcel Number(s): 064120A90200CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, William H. Rice, Co-Executor and Monica Rice, Co-Executor of the Estate of Mary L. Rice-Frazer HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Joseph M. Mills and wife, Teri J. Gerling-Mills
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 902 on the Plan of Fox Run Condominiums, Section 2, of record in Book 5200, page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William K. Frazer by deed from Guy G. Lee, Jr., etux, filed of record in Book 9599, page 246, Register's Office for Davidson County, Tennessee. The said William K. Frazer having quitclaimed an undivided interest to Mary Lou Rice-Frazer to create an estate by the entireties, filed in Book 9946, page 825, said Register's Office. The said William K. Frazer having predeceased the said Mary Lou Rice-Frazer. Pursaunt to the Last Will & Testament of Mary L. Rice-Frazer, No. 2015PR336, authority is granted to Co-Executors, William H. Rice and Monica Rice, to transfer and convey subject property.

THIS conveyance is subject to: 2016 Taxes prorated and assumed; Master Deed and By-Laws of record in Book 5535, page 713, corrected in Book 5895, page 516, Book 5936, page 301, Book 6370, page 817, Book 8510, page 95, Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, Book 8510, page 100; Easement file din Book 9161, page 940 and all matters shown on the Plan of record.

This is improved property known as 902 Old Fountain Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his/her/their hand(s) this 16th day of December, 2016.

Seller

William H. Rice, Co-Executor

Monica Rice, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named William H. Rice, Co-Executor and Monica Rice, Co-Executor, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2016.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018